

# YUKON BUREAU OF STATISTICS

## Yukon Monthly Statistical Review December 2013

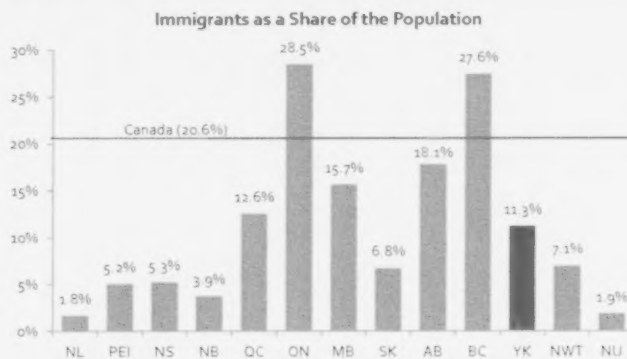
### Highlights:

- In September 2013, both Yukon and Whitehorse median rents were \$875; a new record high for Yukon. The vacancy rates for Yukon and Whitehorse increased to 4.8% and 4.1% respectively.
- The average single detached house sale price in Whitehorse in the third quarter of 2013 was \$417,000, an increase of \$13,600 from the previous quarter.
- Yukon's unemployment rate decreased slightly in December 2013 (5.3%) compared to November 2013 (5.4%).

### New publication this month:

#### Immigration and Ethnocultural Diversity, 2011 National Household Survey

- According to the 2011 National Household Survey (NHS), of Yukon's population of 33,320, 87.7% were Canadian-born (non-immigrants), 11.3% were foreign-born (immigrants), and 1.0% were non-permanent residents.
- Of the immigrants living in Yukon in 2011, 895, or 23.8%, were very recent immigrants (immigrated to Canada between 2006 and 2011).
- The most common countries of birth of immigrants living in Yukon were: the United Kingdom (accounting for 15.9% of the immigrant population), the Philippines (15.0%), and the United States (13.2%).



To read the full report : [http://www.eco.gov.yk.ca/stats/pdf/Immigration\\_and\\_Ethnocultural\\_Diversity\\_2011.pdf](http://www.eco.gov.yk.ca/stats/pdf/Immigration_and_Ethnocultural_Diversity_2011.pdf)

### What Else is New:

#### New from the Yukon Bureau of Statistics:

- 2011 Census: [http://www.eco.gov.yk.ca/stats/pdf/Census\\_2011\\_Summary.pdf](http://www.eco.gov.yk.ca/stats/pdf/Census_2011_Summary.pdf)
- Yukon Real Estate Survey, 3rd Quarter 2013: [http://www.eco.gov.yk.ca/stats/pdf/real\\_estate\\_q313.pdf](http://www.eco.gov.yk.ca/stats/pdf/real_estate_q313.pdf)
- Yukon Rent Survey, September 2013: [http://www.eco.gov.yk.ca/stats/pdf/rent\\_Sep13.pdf](http://www.eco.gov.yk.ca/stats/pdf/rent_Sep13.pdf)
- Yukon Employment Report, December 2013: [http://www.eco.gov.yk.ca/stats/pdf/employment\\_dec13.pdf](http://www.eco.gov.yk.ca/stats/pdf/employment_dec13.pdf)
- Yukon Fuel Survey, December 2013: [http://www.eco.gov.yk.ca/stats/pdf/fuel\\_dec13.pdf](http://www.eco.gov.yk.ca/stats/pdf/fuel_dec13.pdf)

#### New from Statistics Canada:

- Education Indicators in Canada: An International Perspective; 2013 : <http://www.statcan.gc.ca/pub/81-604-x/81-604-x2013001-eng.pdf>
- Canadian Survey on Disability, December 2013- Data Tables: <http://www.statcan.gc.ca/pub/89-654-x/89-654-x2013001-eng.pdf>
- Labour Force Information, December 2013: <http://www.statcan.gc.ca/pub/71-001-x/71-001-x2013012-eng.pdf>
- International Travel: Advance Information, October 2013: <http://www.statcan.gc.ca/pub/66-001-p/66-001-p2013010-eng.pdf>



#### Yukon Bureau of Statistics Elsewhere

Yukon community  
information  
[www.sewp.gov.yk.ca](http://www.sewp.gov.yk.ca)

For manipulatable data by Yukon  
community and subject, visit our  
Socio-Economic Web Portal.



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# 1. Population

## 1.1 Population by Age and Sex\*, June '13

	Total	Males	Females
0-4	2,036	1,063	973
5-9	1,925	1,008	917
10-14	1,821	931	890
15-19	2,038	1,033	1,005
20-24	2,536	1,323	1,213
25-29	2,910	1,385	1,525
30-34	2,826	1,411	1,414
35-39	2,588	1,259	1,329
40-44	2,673	1,312	1,360
45-49	2,765	1,376	1,388
50-54	3,317	1,672	1,645
55-59	3,057	1,587	1,470
60-64	2,331	1,247	1,085
65-69	1,686	962	724
70-74	873	496	377
75+	1,144	559	585
Total	36,526	18,624	17,902

\*Please see table endnotes on page 12.  
Source: Yukon Bureau of Statistics.

In 2011, 61.8% of the immigrants who were living in Yukon and who reported coming to Canada prior to 1991 were from a European country. However, of those who immigrated recently (between 2001 and 2011), the Philippines was the leading country.

## 1.2 Population by Community\*

	Jun 2012	Mar 2013	Jun 2013
Beaver Creek	111	118	114
Burwash Landing	97	99	96
Carcross	429	437	429
Carmacks	519	519	510
Dawson City	1,935	2,010	1,987
Destruction Bay	51	48	44
Faro	372	390	392
Haines Junction	824	864	855
Marsh Lake	511	540	535
Mayo	454	487	483
Old Crow	243	249	250
Pelly Crossing	337	348	348
Ross River	373	378	363
Tagish	245	249	242
Teslin	466	459	448
Watson Lake	1,502	1,495	1,474
Whitehorse	27,323	28,033	27,889
Other*	71	72	69
<b>Yukon</b>	<b>35,862</b>	<b>36,794</b>	<b>36,526</b>

\*Please see table endnotes on page 12.  
Source: Yukon Bureau of Statistics.

### Did you know?

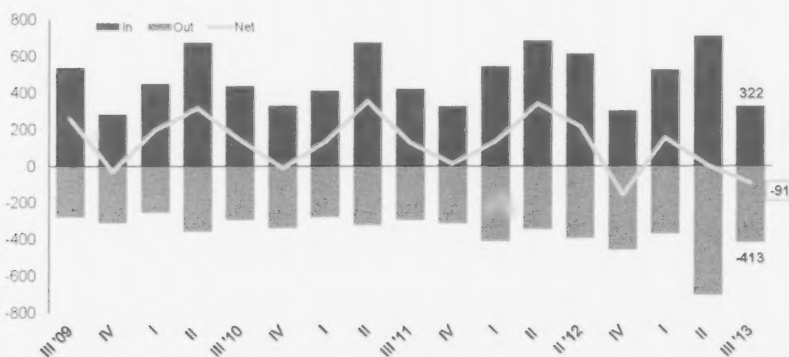
According to the 2011 National Household Survey (NHS), of all Canadian jurisdictions, Yukon had the highest percentage of population without any religious affiliation (49.9%). This is 26 percentage points higher than the Canadian average (23.9%).

## 1.3 Vital Statistics

	Births	Deaths	Marriages
Year-to-date <sup>(p)</sup>	-51	5	21
change	-12.9%	2.7%	16.9%
<b>2013</b>			
November	(p) 21	23	9
October	(r) 36	24	6
September	37	8	13
August	31	11	31
July	39	20	37
June	33	15	28
May	26	20	10
April	33	11	0
March	30	17	10
February	34	22	5
January	25	18	6
<b>2012 total</b>	<b>427</b>	<b>199</b>	<b>148</b>
December	31	15	14
November	36	11	10

Source: Yukon Bureau of Statistics.

## 1.4 Migration Estimates\*



\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

Yukon Migration Patterns, 2010:

<http://www.eco.gov.yk.ca/stats/pdf/MigrationPatterns2010.pdf>

Population Report, June 2013:

[http://www.eco.gov.yk.ca/stats/pdf/populationJun\\_2013.pdf](http://www.eco.gov.yk.ca/stats/pdf/populationJun_2013.pdf)

In the third quarter of 2013, Yukon experienced a **net loss** of 91 people; 112 were gained through international migration and 203 were lost through interprovincial migration.

Of the interprovincial migrants, **net losses** were seen to:

- British Columbia (-94);
- Ontario (-49);
- Alberta (-35);
- Saskatchewan (-34);
- Quebec (-27);
- Nunavut (-10);
- Manitoba (-8); and
- Nova Scotia (-4).

Conversely, **net gains** were seen from:

- New Brunswick (+35); and
- Northwest Territories (+23).

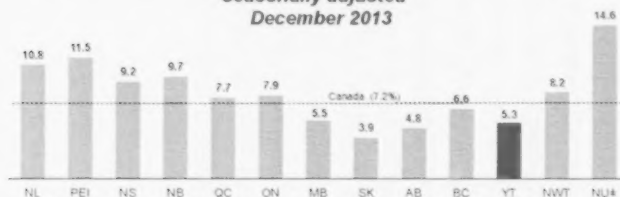
## 2. Employment

### 2.1 Labour Force Statistics\* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
2013 annual	20,400	19,300	1,100	5.4%	73.9%	69.9%
December	20,700	19,600	1,100	5.3%	74.7%	70.8%
November	20,200	19,000	1,100	5.4%	72.9%	68.6%
October	20,100	19,000	1,200	6.0%	72.6%	68.6%
September	20,100	18,900	1,100	5.5%	72.6%	68.2%
August	20,400	19,200	1,300	6.4%	73.6%	69.3%
July	20,500	19,400	1,100	5.4%	74.3%	70.3%
June	20,500	19,500	1,000	4.9%	74.3%	70.7%
May	20,500	19,500	1,100	5.4%	74.5%	70.9%
April	20,500	19,400	1,100	5.4%	74.8%	70.8%
March	20,200	18,800	1,400	6.9%	73.7%	68.6%
February	19,900	18,600	1,300	6.5%	72.9%	68.1%
January	19,800	18,500	1,300	6.6%	72.8%	68.0%
2012 annual	20,400	18,900	1,400	6.9%	75.6%	70.0%
December	20,100	18,900	1,200	6.0%	73.9%	69.5%

\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

### 2.2 Canadian Unemployment Rates\* (%) seasonally adjusted\* December 2013



\*Please see table endnotes on page 12.

\* Nunavut's unemployment rate is available only as an unadjusted estimate.

Source: Statistics Canada CANSIM.

#### Did you know?

The majority (87.6%) of Yukon workers were full-time employees in 2013. This is the second-highest rate of full-time workers in the country, behind Northwest Territories (90.2%). Nationally, 81.1% of Canadians who were employed (aged 15 and over) worked full-time in 2013.

Yukon Employment Annual Review, 2012:

[http://www.eco.gov.yk.ca/stats/pdf/employment\\_2012.pdf](http://www.eco.gov.yk.ca/stats/pdf/employment_2012.pdf)

### 2.3 Employment, by Sector and Industry\* (unadjusted)

Comparing December 2013 to November 2013, employment in the services-producing sector increased by 100 workers, or 1.4%. In the goods-producing sector, employment increased by 100, or 16.7%.

Of the 19,600 employed Yukoners, 40.3% were employed by one of the four levels of government in the territory. The December figure of 7,900 employees in the public sector is an increase of 200 workers, or 2.6%, compared to November 2013. Of the 11,800 workers in the private sector in December 2013, 3,100, or 26.3%, were self-employed.

	Total Employed	Public Employees	Private Employees	Self-Employed	Goods-producing Employees	Services-producing Employees
2013 annual	19,300	7,700	8,600	2,900	2,800	16,400
December	19,600	7,900	8,700	3,100	2,700	17,000
November	19,200	7,700	8,500	3,000	2,700	16,500
October	19,400	7,700	8,600	3,000	2,800	16,600
September	19,600	8,100	8,400	3,100	2,900	16,700
August	20,000	8,000	9,000	3,000	3,200	16,700
July	19,900	7,700	9,300	2,900	3,200	16,700
June	19,600	7,700	9,200	2,600	3,000	16,600
May	19,100	7,700	8,800	2,600	2,700	16,400
April	18,800	7,600	8,400	2,800	2,700	16,100
March	18,400	7,300	8,200	2,800	2,800	15,600
February	18,200	7,200	8,100	2,900	2,800	15,500
January	18,200	7,000	8,400	2,800	2,700	15,500
2012 annual	18,900	7,400	8,600	2,900	3,100	15,800
December	18,700	7,100	8,800	2,700	3,200	15,500

\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

Yukon Employment, December 2013: [http://www.eco.gov.yk.ca/stats/pdf/employment\\_dec13.pdf](http://www.eco.gov.yk.ca/stats/pdf/employment_dec13.pdf)

## 2. Employment (cont'd)

### 2.4 Average Weekly Earnings\*, Including Overtime\*

	Yukon Average*	Goods- producing	Services- producing	Trade	Transp. & Ware- housing	Admin. support, waste mgmt., & remediation	Education Services	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date <sup>(1)</sup> change	\$10.99 1.1%	\$13.08 1.0%	\$15.44 1.6%	\$1.47 -0.2%	\$43.87 4.5%	\$11.84 1.6%		\$26.60 2.9%	\$10.84 2.3%	\$60.55 8.8%	\$9.97 0.9%
(\$)											
2013											
October (p)	987.91	1,291.43	956.39	716.08	944.63	703.79	x	908.91	482.84	816.69	1,119.09
September (r)	1,020.98	1,386.70	982.39	669.63	977.43	797.70	x	1,010.56	455.63	800.78	1,199.78
August	949.13	1,249.05	914.92	653.72	1,018.50	806.99	x	937.41	475.48	850.52	1,131.57
July	986.35	1,280.39	951.69	691.58	1,026.20	777.39	x	975.46	495.29	803.13	1,182.31
June	991.24	1,229.08	965.80	667.09	1,058.69	721.02	x	945.28	429.39	712.30	1,131.26
May	973.43	1,323.25	936.87	673.11	1,021.63	689.19	x	881.44	460.53	719.92	1,069.81
April	999.12	1,272.93	971.58	668.99	1,054.03	781.12	x	923.12	485.03	711.91	1,164.97
March	1,010.51	1,276.65	983.12	635.86	1,067.33	653.83	x	1,059.45	514.19	739.47	1,158.25
February	996.06	1,201.27	974.04	699.33	1,007.26	763.97	x	975.66	483.87	647.38	1,146.79
January	987.64	1,239.55	960.05	667.52	1,001.68	719.70	x	930.77	465.21	719.35	1,129.12
2012 annual	981.95	1,284.08	946.05	669.96	976.39	724.93	F	929.24	474.50	696.67	1,134.03
December	1,003.61	1,308.84	967.90	638.45	966.37	707.95	1,136.40	1,010.09	558.59	724.34	1,140.89
November	977.32	1,296.42	940.92	646.16	993.03	646.51	1,129.32	962.87	483.82	718.05	1,115.77
October	978.64	1,270.57	941.07	641.07	966.08	728.47	1,108.63	965.70	462.54	738.55	1,110.96

\*Please see table endnotes on page 12

<sup>1</sup> Excludes self-employed.

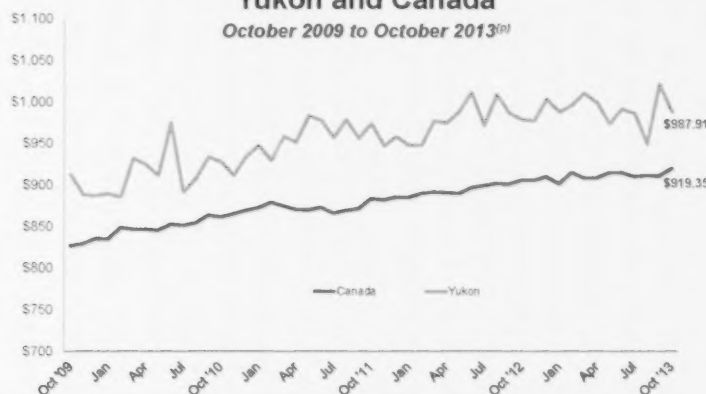
Source: Statistics Canada CANSIM.

Survey of Employment, Payroll & Hours, 2012:

[http://www.eco.gov.yk.ca/stats/pdf/seph\\_2012.pdf](http://www.eco.gov.yk.ca/stats/pdf/seph_2012.pdf)

### 2.5 Average Weekly Earnings, Including Overtime\*, Yukon and Canada

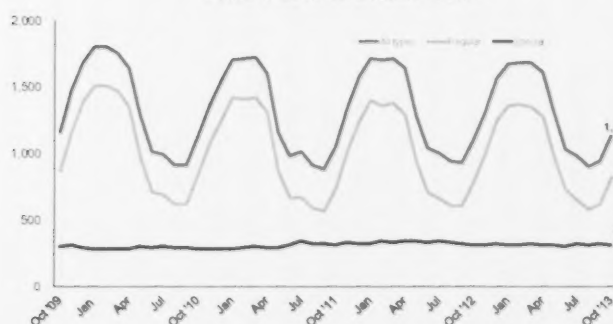
October 2009 to October 2013<sup>(1)</sup>



\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

### 2.6 Employment Insurance Beneficiaries, by Type of Benefit\*

October 2009 to October 2013<sup>(1)</sup>



\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

#### Did you know?

According to the 2011 NHS, 67.1% of Yukoners aged 25 to 64 had a postsecondary qualification, the highest proportion in Canada.

### 2.7 Employment Insurance Beneficiaries, by Community\*

	Oct 2012	Sep <sup>(1)</sup> 2013	Oct <sup>(1)</sup> 2013
Beaver Creek	10	10	10
Burwash Landing	0	10	10
Carmacks	40	30	30
Dawson	110	70	110
Faro	20	10	20
Haines Junction	40	30	50
Mayo	30	20	30
Old Crow	0	0	10
Pelly Crossing	20	20	20
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	50	40	50
Whitehorse	640	610	670
Yukon Total	1,100	940	1,130

\*Please see table endnotes on page 12.

Source: Statistics Canada Special Run.





### 3. Consumer Prices

#### 3.1 Consumer Price Index, Whitehorse (2002 = 100)\*

	Index			% Change	
	Nov 2012	Oct 2013	Nov 2013	Oct '13 to Nov '13	Nov '12 to Nov '13
<b>All-Items</b>	<b>121.6</b>	<b>123.6</b>	<b>123.0</b>	<b>-0.5</b>	<b>1.2</b>
Food	124.3	126.0	126.4	0.3	1.7
Shelter	140.3	145.1	145.5	0.3	3.7
Household Operations, Furnishings & Equipment	105.5	106.7	106.1	-0.6	0.6
Clothing & Footwear	99.6	95.0	96.1	1.2	-3.5
Transportation	127.5	130.4	128.0	-1.8	0.4
Health & Personal Care	117.1	118.7	117.3	-1.2	0.2
Recreation, Education & Reading	95.1	96.2	94.4	-1.9	-0.7
Alcoholic Beverages & Tobacco Products	144.8	144.1	144.4	0.2	-0.3
<b>Special Aggregates</b>					
Energy	164.2	171.7	168.4	-1.9	2.6
All-items excluding energy	117.4	118.9	118.6	-0.3	1.0

\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

Comparing November 2012 to November 2013, the **year-over-year** increase in the consumer price index was **1.2%** for Whitehorse (figures for Yukon are not available); 0.3 percentage points higher than for Canada (0.9%).

Major contributors to the year-over-year increase were the prices of:

- Electricity;
- Rent; and
- Homeowners' replacement cost.

Some of these year-over-year increases were offset by **decreases** in the prices of:

- Recreational equipment and services (excluding recreational vehicles);
- Women's clothing; and
- Gasoline.

On a **month-to-month** basis, from October to November 2013, the consumer price index for Whitehorse (figures for Yukon are not available) decreased by **0.5%**.

Major contributors to the month-to-month decrease were the prices of:

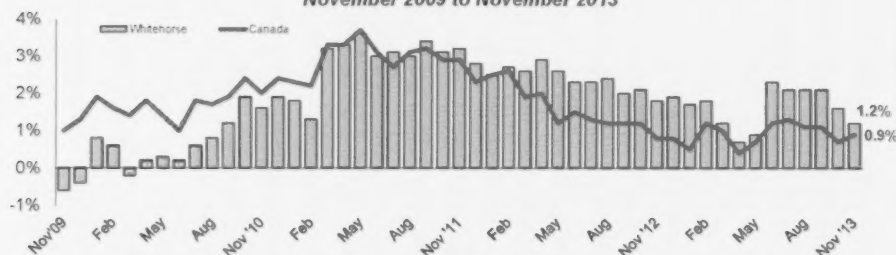
- Gasoline;
- Traveller accommodation; and
- Inter-city transportation.

Some of these decreases were offset by month-to-month increases in the prices of:

- Footwear;
- Fresh vegetables; and
- Fuel oil and other fuels.

#### 3.2 Year-over-Year Change to the Consumer Price Index\* Whitehorse and Canada

November 2009 to November 2013



\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

#### Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2012	2.3%	1.5%
2011	3.0%	2.9%
2010	0.8%	1.8%
2009	0.4%	0.3%
2008	3.6%	2.3%

Consumer Price Index, 2012:  
<http://www.eco.gov.yk.ca/stats/pdf/2012CPIAnnual.pdf>

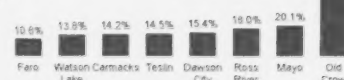
#### 3.3 Community Spatial Price Index, October 2013 (Whitehorse = 100)

	Carmacks	Dawson City	Faro	Mayo	Old Crow	Ross River	Teslin	Watson Lake
<b>Total Survey Items</b>	<b>114.2</b>	<b>115.4</b>	<b>110.8</b>	<b>120.1</b>	<b>200.2</b>	<b>118.0</b>	<b>114.5</b>	<b>113.8</b>
Meat	99.0	105.3	108.6	115.0	195.1	117.4	128.0	104.4
Dairy/Eggs	108.5	119.1	111.4	113.6	175.7	139.1	110.1	117.7
Fruit/Veg	174.5	120.6	106.5	149.8	207.1	128.1	151.9	126.0
Bread/Cereal	117.9	115.7	109.0	113.1	195.5	107.5	118.2	112.6
Other Foods	117.4	123.9	122.7	119.2	214.1	132.8	118.2	117.9
Household Operations	102.9	110.5	109.6	114.7	244.1	114.4	107.1	116.1
Health & Personal Care	106.2	131.4	123.6	139.8	155.8	117.0	105.1	118.6
Gasoline	107.4	114.5	107.6	114.7	...	107.3	101.8	104.8
Cigarettes	110.4	104.9	101.2	115.2	...	113.8	105.9	117.5
Home Heating Fuel	100.4	104.7	100.6	108.4	...	101.4	99.8	106.4

Source: Yukon Bureau of Statistics.

The Community Spatial Price Index is produced biannually by the Yukon Bureau of Statistics and compares prices of regularly purchased items in Whitehorse to prices in other Yukon communities.

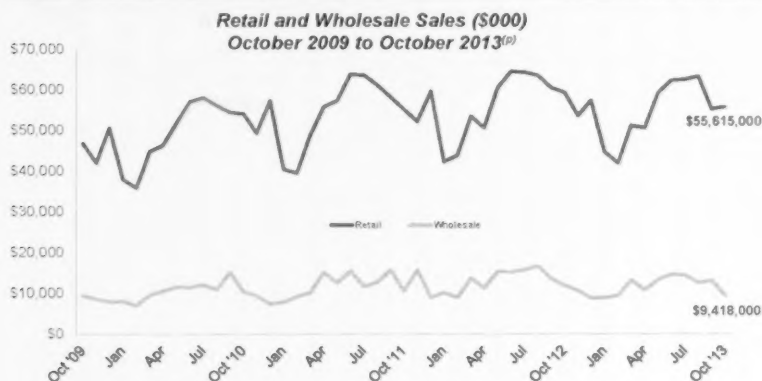
#### Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, October 2013





## 4. Trade

### 4.1 Retail and Wholesale Sales



Yukon preliminary **retail sales** in October 2013 decreased by \$3.5 million, or 6.0%, compared to October 2012. Year-to-date (January to October), Yukon retail sales have decreased by \$16.0 million, or 2.9%, compared to the same period in 2012. Canada-wide retail sales have increased by 2.4% over the same period.

Yukon preliminary **wholesale sales** in October 2013 decreased by \$2.4 million, or 20.4%, compared to October 2012. Year-to-date (January to October), wholesale sales in Yukon have decreased by \$12.5 million, or 9.5%, compared to the same period in 2012. Canada-wide, wholesale sales have increased by 1.1% over the same period.

### 4.2 Retail Sales, by Industry Classification\*

	Total*	Furniture & home furnishings stores	Building material & garden equipment & supplies dealers	Food & beverage stores	Health & personal care stores	Gasoline stations	Clothing & clothing accessories stores
Year-to-date <sup>(p)</sup> change	-\$16,024 -2.9%	-\$1,155 -8.2%	-\$4,910 -10.3%	\$1,099 0.7%	-\$1,176 -4.4%	-\$2,038 -2.2%	x
(\$000)							
2013							
October (p)	55,615	1,396	4,785	15,871	2,574	8,756	x
September (r)	55,095	1,178	5,126	15,302	2,564	9,182	x
August	63,136	1,347	5,527	18,650	2,527	10,582	x
July	62,377	1,417	5,518	18,939	2,541	9,756	x
June	62,116	1,277	5,612	18,138	2,565	10,031	x
May	59,125	1,276	5,227	17,273	2,619	8,963	x
April	50,473	1,380	3,506	14,902	2,451	8,307	x
March	50,948	1,127	2,889	16,142	2,815	8,190	x
February	41,807	1,131	2,402	12,982	2,428	7,556	x
January	44,582	1,317	2,350	13,551	2,473	8,238	x
2012 total	671,899	16,919	54,204	193,042	32,451	108,295	15,011
December	57,172	1,546	2,456	16,952	3,052	8,327	2,022
November	53,429	1,372	3,896	15,439	2,666	8,369	1,320
October	59,152	1,517	5,475	15,650	2,663	10,012	1,296

\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

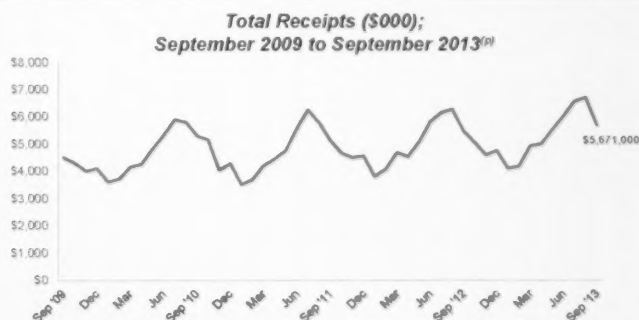
#### Did you know?

During the peak summer months and the beginning of fall (June to September 2012), gas stations reported \$43.1 million in sales. This four month period accounted for 39.8% of the total gas station sales in 2012.

Yukon Retail Sales, 2012:

<http://www.eco.gov.yk.ca/stats/pdf/retail2012.pdf>

### 4.3 Food Services and Drinking Places





## 5. Rental Units

### 5.1 Median Rent and Vacancy Rate\*, Yukon Communities

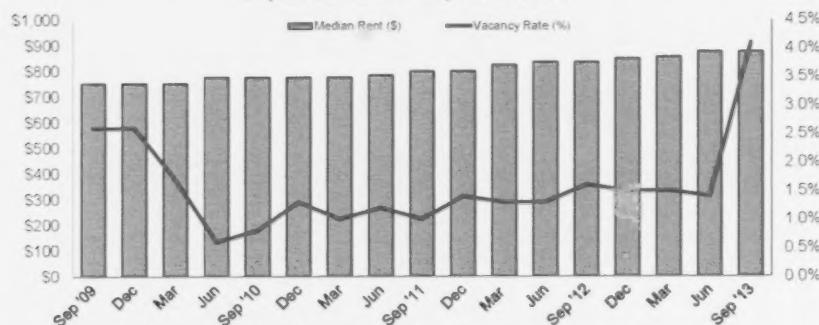
	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
<b>2013</b>						
September	\$875	4.1%	\$775	19.5%	\$700	13.3%
June	\$875	1.4%	\$775	12.2%	\$700	13.3%
March	\$856	1.5%	\$775	12.2%	\$700	13.3%
<b>2012 average</b>	<b>\$836</b>	<b>1.4%</b>	<b>\$775</b>	<b>13.4%</b>	<b>\$650</b>	<b>1.7%</b>
December	\$850	1.5%	\$775	12.2%	\$700	6.7%
September	\$835	1.6%	\$775	12.2%	\$700	0.0%

\*Please see table endnotes on page 12.  
Source: Yukon Bureau of Statistics.

The median rent for Whitehorse in September 2013 was \$875. This was \$40, or 4.8%, above the median rent in September 2012. In Dawson City, the median rent of \$700 in September 2013 remained unchanged at the record high level since September 2012. The median rent in Watson Lake has remained unchanged at \$775 since September 2008.

### 5.2 Median Rent and Vacancy Rate\*, Whitehorse

September 2009 to September 2013



\*Please see table endnotes on page 12. Source: Yukon Bureau of Statistics.

#### Did you know?

The vacancy rate for Whitehorse during September 2013 was over 4.0% for the first time since March 2008 (4.1%).

The record high median rent in September 2013 was \$875; an increase of \$175, or 25%, compared to the median rent in March 2008 (\$700).

### 5.3 Rent and Vacancy Rate, by Apartment Size\*, September 2013

	Whitehorse Total	Downtown	Porter Creek	Riverdale	Upper <sup>1</sup> Whitehorse
<b>Median Rent</b>					
All Sizes	\$875	\$850	\$900	\$913	\$750
Bachelor	\$700	\$680	\$750 <sup>†</sup>	\$825 <sup>†</sup>	\$750
1-Bedroom	\$850	\$850	\$900	\$950	\$700
2-Bedroom	\$900	\$900	\$1,300	\$900	\$945
3+Bedroom	\$1,050	\$1,300	\$1,163	\$1,050	\$1,500 <sup>†</sup>
<b>Total Units</b>					
All Sizes	1,006	422	59	386	139
Bachelor	137	79	5	4	49
1-Bedroom	348	229	27	60	32
2-Bedroom	442	103	15	270	54
3+Bedroom	79	11	12	52	4
<b>Vacancy Rate</b>					
All Sizes	4.1%	6.4%	1.7%	1.6%	5.0%
Bachelor	6.6%	10.1%	0.0%	0.0%	2.0%
1-Bedroom	5.5%	6.1%	3.7%	3.3%	6.3%
2-Bedroom	2.9%	4.9%	0.0%	1.5%	7.4%
3+Bedroom	0.0%	0.0%	0.0%	0.0%	0.0%

<sup>1</sup> Includes Hillcrest, Takhini and Granger. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.

<sup>†</sup> Use caution when analysing data due to a small number of rental units within this category.

\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, September 2013:  
[http://www.eco.gov.yk.ca/stats/pdf/rent\\_Sep13.pdf](http://www.eco.gov.yk.ca/stats/pdf/rent_Sep13.pdf)



## 6. Real Estate

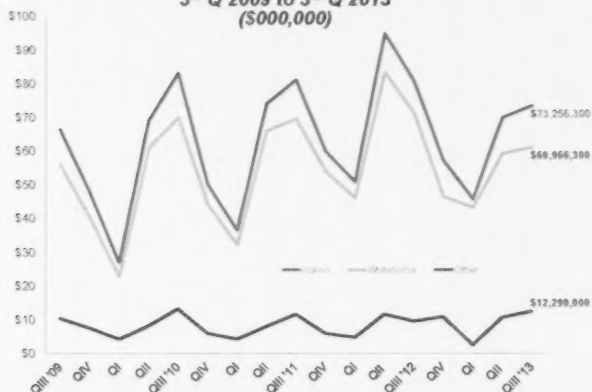
### 6.1 Number and Value of Real Estate Transactions\*, Whitehorse

	Total <sup>†</sup>		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date	-70	-37,127.7	-11	-9,668.4	9	1,784.5	-28	-5,095.4	-26	-9,144.7
change	-13.6%	-18.5%	-5.3%	-10.8%	45.0%	35.9%	-15.1%	-9.1%	-49.1%	-53.0%
<b>2013</b>										
Q3	164	60,966.3	80	33,414.2	11	2,503.4	42	13,140.4	13	4,015.0
Q2	164	59,208.3	76	30,708.0	15	3,671.0	57	17,453.0	10	3,026.2
Q1	116	43,198.9	39	15,797.7	3	586.5	59	20,439.4	4	1,082.5
<b>2012 total</b>										
Q4	125	46,416.4	55	22,148.4	8	2,129.9	38	11,370.2	8	2,443.5
Q3	170	71,196.2	80	34,965.1	5	1,205.9	52	17,189.3	14	4,480.4

\*Please see table endnotes on page 12. † Total includes family lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics.

### 6.2 Value of Real Estate Transactions

3<sup>rd</sup> Q 2009 to 3<sup>rd</sup> Q 2013  
(\$000,000)



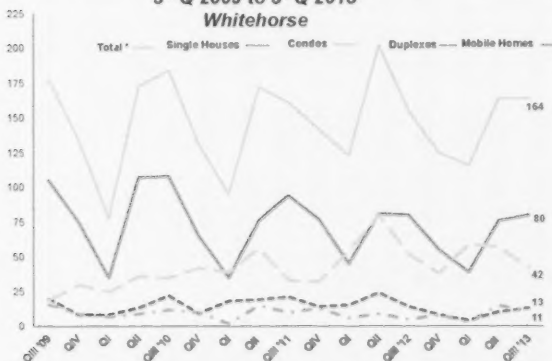
Source: Yukon Bureau of Statistics.

In the third quarter of 2013, real estate transactions in Yukon totalled \$73.3 million: \$61.0 million in Whitehorse and \$12.3 million in the rest of Yukon.

Comparing the third quarter data of 2013 to 2012, the total value of Yukon's real estate transactions decreased 7.4 million or 9.1%.

### 6.3 Number of Residential Transactions

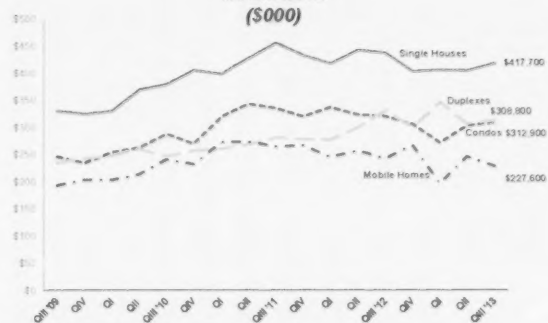
3<sup>rd</sup> Q 2009 to 3<sup>rd</sup> Q 2013  
Whitehorse



\*Please see table endnotes on page 12. Source: Yukon Bureau of Statistics.

### 6.4 Average Residential Sale Prices

3<sup>rd</sup> Q 2009 to 3<sup>rd</sup> Q 2013  
Whitehorse  
(\$000)



Source: Yukon Bureau of Statistics.

Yukon Real Estate Survey, Third Quarter 2013:  
[http://www.eco.gov.yk.ca/stats/pdf/real\\_estate\\_q313.pdf](http://www.eco.gov.yk.ca/stats/pdf/real_estate_q313.pdf)

### 6.5 Selected Interest Rates\*

December 2009 to December 2013



\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

#### Did you know?

Comparing the third quarter of 2010 to the third quarter of 2013, the average house price has increased 10.2% while the change in the Consumer Price Index over that period has seen an increase of 7.7%. This shows a real increase of 2.5% over the last 3 years (10.2%-7.7%=2.5%).





## 7. Construction

### 7.1 Yukon Building Permits, Number and Construction Value\*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date change	-155	-21.38%	-145	-30.26%	-18	-4.16%	-8	2.69%	16	10.33%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>2013</b>										
November	147	4,049.4	121	2,274.3	6	307.6	7	768.8	13	698.7
October	187	14,560.4	148	2,592.8	8	85.0	14	6,029.6	17	5,853.1
September (r)	209	6,131.6	179	4,431.8	6	446.0	7	184.0	17	1,069.7
August (r)	215	14,196.3	181	3,929.0	1	5.0	5	6,910.2	28	3,352.0
July (r)	213	7,211.5	181	5,118.1	3	57.4	7	103.5	22	1,932.6
June (r)	206	10,765.4	185	7,917.6	3	85.0	5	421.5	13	2,341.4
May (r)	128	10,028.0	108	2,699.4	2	610.0	5	6,460.0	13	258.6
April (r)	61	1,249.6	55	1,151.6	3	84.7	0	0.0	3	13.3
March (r)	67	4,619.3	41	1,184.0	2	5.0	5	693.9	19	2,736.4
February	55	3,422.6	41	2,844.3	0	0.0	1	18.0	13	560.3
January (r)	42	791.9	32	406.3	1	0.0	2	301.5	7	84.1
<b>2012 total</b>	<b>1,751</b>	<b>100,423.2</b>	<b>1,470</b>	<b>65,748.4</b>	<b>53</b>	<b>5,847.0</b>	<b>73</b>	<b>20,135.0</b>	<b>155</b>	<b>8,692.9</b>
December	66	2,007.9	53	939.5	0	0.0	7	942.4	6	126.0
November	117	6,303.2	93	5,155.6	3	370.0	3	67.1	18	710.5

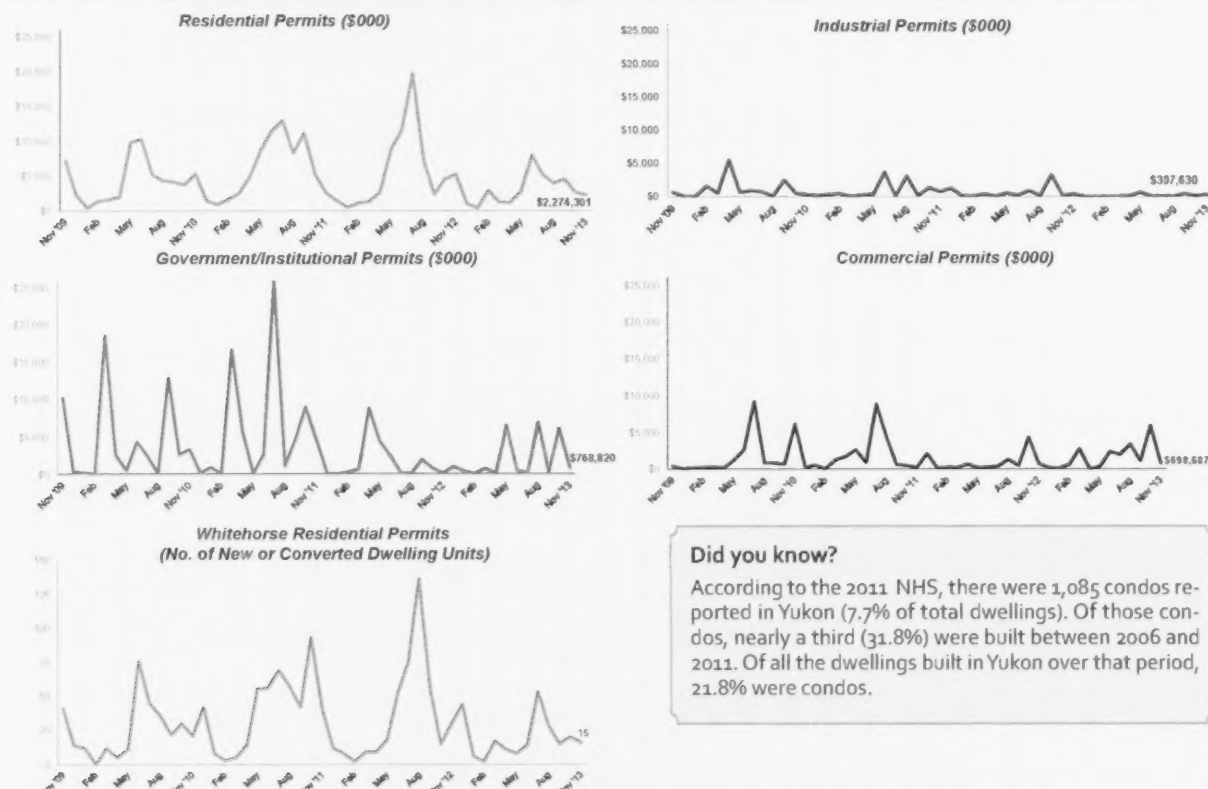
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

\*Please see table endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

From January through November 2013, a total of 1,530 building permits have been issued in Yukon, at a construction value of \$77.0 million. The value of permits decreased by \$ 21.4 million, or 21.7 %, compared to the same time period in 2012. Of the total construction value of building permits issued year-to-date in 2013:

- 44.9% have been residential;
- 28.4% have been government/institutional; and
- 2.2% have been industrial;
- 24.5% have been commercial.

### 7.2 Construction Value of Building Permits, November 2009 to November 2013



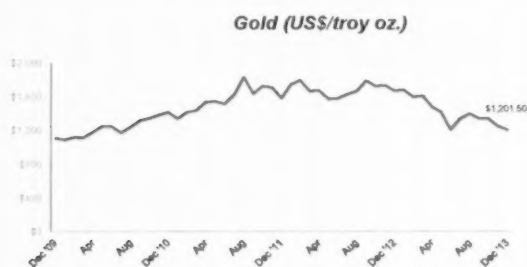
#### Did you know?

According to the 2011 NHS, there were 1,085 condos reported in Yukon (7.7% of total dwellings). Of those condos, nearly a third (31.8%) were built between 2006 and 2011. Of all the dwellings built in Yukon over that period, 21.8% were condos.

\*Please see table endnotes on page 12. Source: Yukon Community Services and City of Whitehorse.

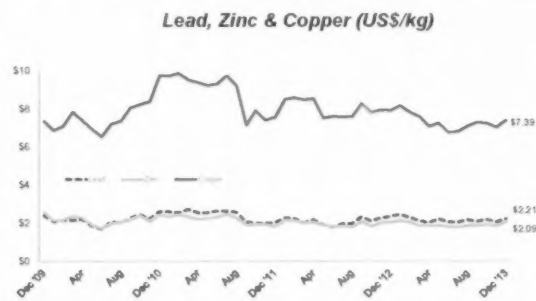
## 8. Resources

### 8.1 London Metal Commodity Prices\*, December 2009 to December 2013



From December 2012 to December 2013, the price of:

- Gold decreased by \$462.50, or 27.8%, to \$1,201.50 (US) per troy ounce;
- Silver decreased by \$10.45, or 34.9%, to \$19.50 (US) per troy ounce;
- Lead decreased by \$0.13, or 5.7%, to \$2.21 (US) per Kg;
- Zinc increased by \$0.05, or 2.5%, to \$2.09 (US) per Kg; and
- Copper decreased by \$0.52, or 6.6%, to \$7.39 (US) per Kg.



\*Please see table endnotes on page 12.

Source: London Bullion Market Association and London Metal Exchange.

### 8.2 Electricity Generated

	Total	Hydro	Internal Combustion	Wind
Year-to-date change	-10,365 -2.9%	-11,192 -3.4%	1,043 5.8%	-216 -48.4%
(MWh)				
<b>2013</b>				
October	22,206	20,276	1,924	6
September	31,893	29,997	1,815	81
August	29,315	27,847	1,459	9
July	33,711	31,456	2,240	15
June	27,008	25,510	1,458	40
May	34,694	32,981	1,634	79
April	41,031	39,059	1,972	..
March	38,622	36,663	1,959	0
February	39,095	37,129	1,966	..
January	43,801	41,342	2,459	..
<b>2012 total</b>	<b>452,664</b>	<b>428,484</b>	<b>23,734</b>	...
December	54,617	51,100	3,517	..
November	46,306	43,932	2,374	..
October	37,290	35,214	1,951	125

Source: Statistics Canada CANSIM.

Energy Facts, 2010:

[http://www.eco.gov.yk.ca/stats/pdf/energy\\_2010.pdf](http://www.eco.gov.yk.ca/stats/pdf/energy_2010.pdf)

#### Did you know?

Comparing the prices at the end of December 2013 to their respective record-high prices:

- Lead has decreased \$1.49 per kg, or 40.2% (October 2007)
- Zinc has decreased \$2.30 per kg, or 52.5% (November 2006)
- Copper has decreased \$2.46 per kg, or 25.0% (February 2011)

### 8.3 Regular Self-Serve Fuel

#### Average December 2013 Prices (cents per litre)

Whitehorse	128.5
Haines Junction	134.4
Ross River	137.9
Teslin	138.9
Carmacks	139.9
Destruction Bay	140.9
Tagish	141.4
Watson Lake	141.9
Stewart Crossing	146.0
Carcross	149.9
Pelly Crossing	149.9
Dawson City	154.2
Beaver Creek	169.9
Eagle Plains	173.0

Source: Yukon Bureau of Statistics.

Yukon Fuel Survey, December 2013:

[http://www.eco.gov.yk.ca/stats/pdf/fuel\\_dec13.pdf](http://www.eco.gov.yk.ca/stats/pdf/fuel_dec13.pdf)



## 9. Transportation

### 9.1 Aircraft Movements\*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
Year-to-date change		-58 -17.1%	-1,439 -51.5%	-1,024 -15.0%	-1,477 -49.9%	-817 -15.6%	131 11.2%	95 51.9%	-438 -10.2%	...
(no. of movements)										
2013										
November		4	5	216	73	42	60	31	129	...
October	2,886	21	70	367	71	58	91	20	313	1,875
September	4,677	7	181	595	284	370	167	33	554	2,486
August	7,077	37	425	1,033	171	1,047	82	29	559	3,694
July	7,520	72	369	989	430	1,240	116	52	688	3,564
June	7,804	59	223	1,220	298	1,176	218	92	737	3,781
May	5,203	49	45	546	50	88	91	8	305	4,021
April	3,410	3	16	298	17	198	180	9	188	2,501
March	2,704	7	10	197	29	127	180	4	165	1,985
February	2,364	12	2	219	38	56	65	0	123	1,849
January	1,510	10	9	108	20	28	51	0	100	1,184
2012 total	53,242	343	2,824	6,932	2,971	5,271	1,335	193	4,382	28,991
December	1,409	4	30	120	13	24	165	10	83	960
November	1,976	13	56	214	37	74	57	0	128	1,397

**Please Note:**  
All aircraft movement data, with the exception of Whitehorse, has been replaced with figures received from Yukon Highways and Public Works, Aviation Branch.

\*Please see table endnotes on page 12. Sources: Yukon Highways and Public Works, and Statistics Canada CANSIM.

### 9.2 Travellers Entering Yukon by Land through Canada Border Services Ports of Entry\*

	Total	Yukon Residents	Other Canadians	US Residents	Other Foreign Travellers
Year-to-date change	26,230 6.5%	2,000 4.4%	4,077 14.1%	17,440 5.9%	2,713 8.0%
2013					
November	3,882	977	126	2,716	63
October	8,178	2,355	284	5,394	145
September	52,459	4,907	4,508	36,789	6,255
August	99,728	8,969	8,478	73,457	8,824
July	103,921	8,469	9,298	77,891	8,263
June	92,821	7,719	6,836	70,523	7,743
May	46,198	5,954	2,732	32,505	5,007
April	7,864	2,962	212	4,575	115
March	7,006	3,052	181	3,637	136
February	3,627	1,093	172	2,310	52
January	3,332	923	131	2,243	35
2012 total	406,133	46,343	29,050	296,799	33,941
December	3,347	963	169	2,199	16
November	3,865	837	146	2,838	44

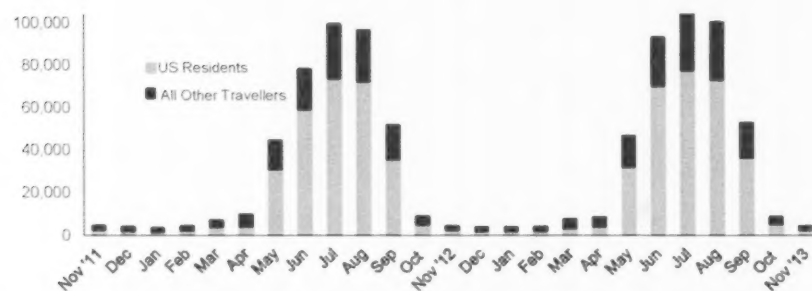
\*Please see table endnotes on page 12. Source: Yukon Bureau of Statistics.

Of the 3,882 travellers who entered Yukon by land through Canada Border Services ports of entry in November 2013:

- 26.7% entered through Fraser (Skagway, AK to Carcross);
- 53.9% through Beaver Creek; and
- 19.4% through Pleasant Camp (Haines, AK to Haines Junction)

In November 2013, travellers crossed the border by the following means of transportation:

- 81.9% crossed by automobile;
- 17.4% by truck; and
- 0.7% by bus.



Source: Yukon Bureau of Statistics.

#### Did you know?

During the first 11 months of 2013, a total of 429,016 travellers entered Yukon by land through Canada Border Services ports of entry. Of those travellers 131,855 declared their stay would be for one or more nights (30.7%). The remaining travellers (70.3%) declared they would be leaving the same day they entered Yukon.

# Endnotes

## 1. Population

1.1 & 1.2 Due to the use of regression modelling, the sum of columns may not equal total given. In addition, population estimates do not include approximately 200 RCMP and military personnel living in Yukon who do not subscribe to the Yukon Health Care Insurance Plan.

1.2 Other includes communities such as Champagne, Elsa, Johnson's Crossing, Keno City, Stewart Crossing & Swift River.

1.4 Migration estimates are based on both international and interprovincial movement into and out of Yukon, as well as returning emigrants, temporary emigrants and non-permanent residents.

## 2. Employment

2.1 Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. Monthly figures from the Labour Force Survey are three-month moving averages based on 92% coverage and are seasonally adjusted, which refers to the technique of adjusting raw figures to remove seasonal movements; however, annual figures are unadjusted.

2.2 Yukon, Northwest Territories and Nunavut are not included in the Canadian unemployment rate.

2.3 Public Employees includes federal, territorial, First Nation and municipal employees. Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. All monthly Yukon figures from the Labour Force Survey are three-month moving averages based on 92% coverage.

2.4 & 2.5 Unclassified businesses' employees are excluded, as well as those enterprises primarily involved in agriculture, fishing and trapping, private household services, religious organizations, and military personnel of defense services.

2.6 All types includes people receiving regular, work-sharing, fishing, and special benefits. Regular benefits include people receiving regular income support benefits, whether or not they are participating in one of three employment benefit programs, namely Skills Development Program, Job Creation Partnerships Program, and Self-employment Program. Special benefits includes people receiving sickness, maternity, parental, and compassionate care benefits.

2.7 A value of "0" represents one of the following: 1) value is actually zero; 2) value may be rounded to zero; or 3) value is more than zero but is suppressed for confidentiality reasons. Communities are displayed by census subdivisions (2006 Census boundaries). For some communities, census subdivision boundaries may not align with municipal boundaries.

## 3. Consumer Prices

3.1 & 3.2 The Consumer Price Index (CPI) measures price changes over time but should not be used to compare costs between provinces and cities. As of the May 2011 CPI release, the weights of various items in the basket of goods and services used to calculate the index have been updated from 2005 to 2009.

## 4. Trade

4.2 Total includes additional North American Industry Classifications (NAICS) data which are not displayed, including: Motor Vehicles and Parts Dealers; Electronics and Appliance Stores; Sporting Goods, Hobby, Book and Music Stores; General Merchandise Stores; and Miscellaneous Store Retailers.

## 5. Rental Units

5.1, 5.2 & 5.3 Effective March 2012, the Yukon Rental Survey now covers buildings with three or more units. Rentals with less than three units (such as houses, suites and duplexes) are not included in the survey. Any figures published prior to 2012 are not strictly comparable to subsequent figures.

## 6. Real Estate

6.1 Total includes family lots and multiple-residential sales, which are generally too low to release due to confidentiality requirements, and non-residential sales (commercial and industrial properties). For further explanation, contact Yukon Bureau of Statistics.

6.3 Total includes family lots and multiple-residential sales, but excludes non-residential sales (commercial and industrial properties).

6.5 Bank Rate figures are from the last Wednesday of the month.

## 7. Construction

7.1 Rounded data may not sum to totals.

7.1 & 7.2 Yukon totals, beginning with January 2013, are calculated by the Yukon Bureau of Statistics, based on building permit data received from Yukon Community Services and City of Whitehorse. Yukon data prior to January 2013 is exclusively from Yukon Community Services.

## 8. Resources

8.1 All prices are in US dollars. Prices of gold and silver are a.m. fix prices at month-end. Prices of lead, zinc and copper are London Metal Exchange "cash seller" prices at month-end.

## 9. Transportation

9.1 As of September 2012, all aircraft movement figures, with the exception of Whitehorse, are now received from Yukon Highways and Public Works, Aviation Branch. As such, data published since September 2012 cannot be compared to figures in earlier issues of the Yukon Monthly Statistical Review.

9.2 This table only includes persons entering Yukon by land at Canada Border Services Agency ports of entry. Travellers entering Yukon through all other roadways are excluded, as are persons entering by air and water. Although there is no permanent Canada Border Services land port of entry in Dawson City, special annual international events between Yukon and Alaska, namely Yukon Quest and Trek Over the Top, require participants to cross the border by land. For border crossing purposes, participants in Yukon Quest are counted as pedestrians while participants in Trek Over the Top are counted as crossings by automobile. Please note: Fraser and Pleasant Camp border crossings are included in totals even though there is the possibility that these persons may never physically enter Yukon.

## Symbols & Abbreviations

..	not available
...	not appropriate/applicable
x	suppressed for confidentiality
F	too unreliable to be published
(p)	preliminary
(r)	revised

QI	January 1 to March 31
QII	April 1 to June 30
QIII	July 1 to September 30
QIV	October 1 to December 31
(US)	US dollars
(MWh)	megawatt-hour

### Additional Information:

Government of Yukon

Executive Council Office

Bureau of Statistics (A-8C)

Box 2703, Whitehorse, Yukon Y1A 2C6

Telephone: (867) 667-5640; Fax: (867) 393-6203

Email: [ybsinfo@gov.yk.ca](mailto:ybsinfo@gov.yk.ca)

Website: [www.eco.gov.yk.ca/stats/](http://www.eco.gov.yk.ca/stats/)

**Yukon**  
Executive Council Office  
Bureau of Statistics

Next release: February 14<sup>th</sup>, 2014